

Southeast Subcommittee

September 13, 2005

Industrial

- Look like an office building – appearance – consistent with residential community
- Preserve natural features
- Separation from residential – limit type of industry near residential
- Locate near major intersection
- Don't locate near large amounts of residential

Institutional

Parks & Recreation

- Utilize natural features (floodplains, creeks, etc.) topography
- Connect/link trails and parks (via greenways)
 - example: Cool Creek Trail
- Active residential space – usable parks, not just open space
 - places to play (play fields)
- Restroom/improved facilities at parks
- Road infrastructure improvements needed with new parks (same standards as residential/nonresidential)
- Parks as transitional use/buffer
 - improvements need to be mitigated
 - play fields
 - lights
 - parking
- Availability

Residential

- Appropriate transitions with commercial and other uses
- Surrounding area sets precedent – Low density
 - Blending with existing continuity (appropriate transitions between different densities)
- Density appropriate next to open space
- Protect home/property values with consistency
- Different zoning classifications for attached residential
- Development standards

Commercial

- Not locate in areas of env. Sensitivity
- Appropriate transitions w/residential
- High quality (appearance, materials, landscaping, outdoor storage, loading dock orientation)
- Accessibility
- Privacy for residential (adjacent)
- Outdoor sales – appearance

- Landscaping – provides buffering, eliminates paving potential, protects existing natural areas
- Large setbacks along US 31
 - Parking not visible from road
 - minimize access cuts
- High-traffic generation at major intersections